



Brereton Road | Willenhall | WV12 5LD

Asking Price £95,000



Summary

****TWO BEDROOM SECOND FLOOR FLAT**MODERN FITTED KITCHEN**MODERN FITTED BATHROOM**UTILITY ROOM**PRIVATE BALCONY** PERFECT FOR INVESTMENT**SPECIALIST LENDER OR CASH BUYERS ONLY****

Nestled on Brereton Road in Willenhall, this charming two-bedroom flat presents an excellent opportunity for those seeking a comfortable and convenient living space. Spanning 657 square feet, this purpose-built flat, constructed in 1955, is situated on the second floor and boasts a well-thought-out layout.

Upon entering, you are welcomed into a spacious lounge that is bathed in natural light, thanks to its large front-facing windows. This inviting space is perfect for relaxation or entertaining guests. Adjacent to the lounge, the main bedroom also benefits from the same bright outlook, creating a serene atmosphere. The second bedroom, while located at the rear of the property, offers a peaceful retreat with views of the communal outdoor area.

The flat features a well-equipped kitchen, complete with a utility area, ensuring that all your culinary needs are met. The main bathroom is conveniently positioned, providing easy access from both bedrooms and the living area.

Key Features

- TWO BEDROOM SECOND FLOOR FLAT
- PRIVATE BALCONY
- MODERN FITTED BATHROOM
- CLOSE TO ALL LOCAL AMENITIES
- VIEWING ESSENTIAL
- SPECIALIST LENDER OR CASH BUYERS ONLY
- MODERN FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- PERFECT INVESTMENT
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!

Rooms and Dimensions

Hall

4'11" x 3'6" (1.51m x 1.09m)

Kitchen

9'3" x 8'6" (2.83m x 2.60m)

Lounge Diner

13'1" x 12'10" (4.00m x 3.92m)

Utility Room

4'8" x 4'8" (1.44m x 1.44m)

Balcony

8'4" x 4'0" (2.56m x 1.22m)

Inner Hall

Bedroom One

12'2" x 9'2" (3.72m x 2.81m)

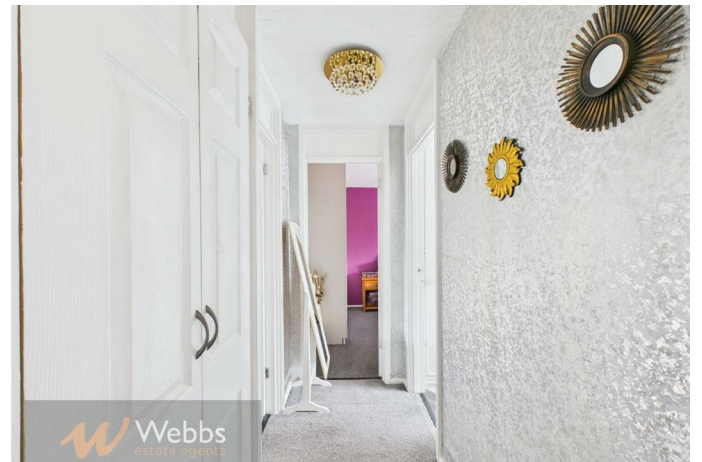
Bedroom Two

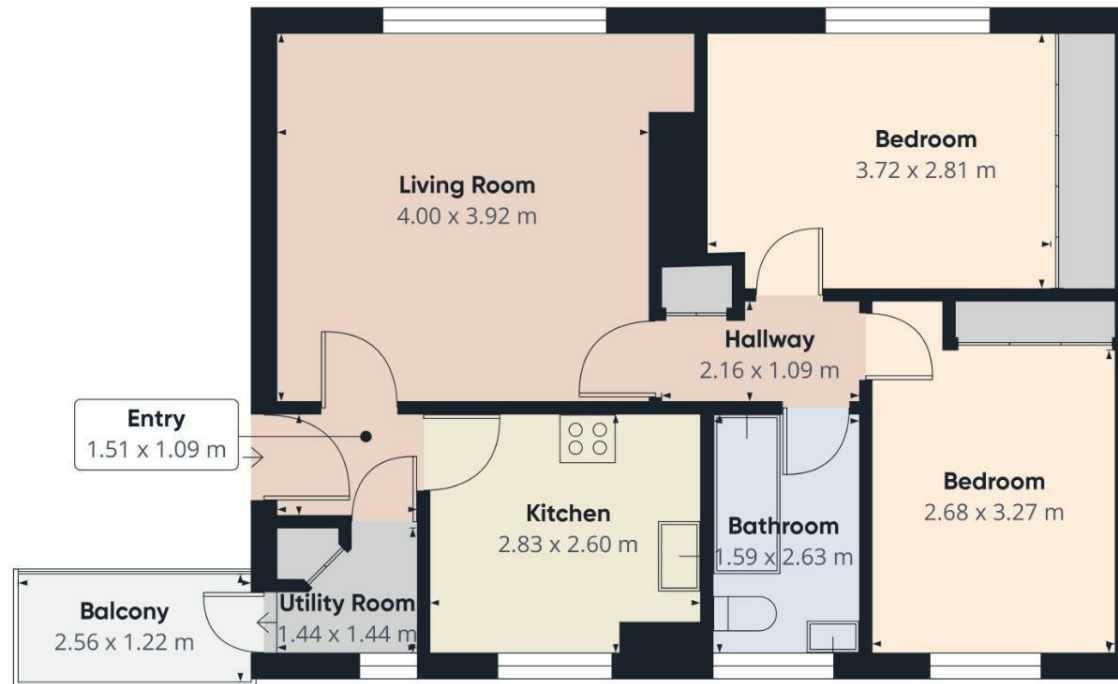
8'9" x 10'8" (2.68m x 3.27m)

AGENT NOTE:

Identification Checks B







Approximate total area⁽¹⁾
56.7 m²

Balconies and terraces
3.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

